

PURCHASE MONEY

DEED OF TRUST

BOOK 46 PAGE 623

Rec'd for Book of N.J.S. 10-81 At 1:50 PM Same Day Recorded & Ex'd per Charles C. Keller, CLK
 Rec'd for Book of Mar. 10 1981 At 10:06 AM Same Day Recorded & Ex'd per Charles C. Keller, CLK

THIS DEED OF TRUST is made this... sixth... day of... March... 1981., among the Grantor, EDWARD T. MORGAN, JR., (herein "Borrower"), Harry E. Chesman and/or James A. Taylor, both of Montgomery County, Md. (herein "Trustee"), and the Beneficiary, COLONIAL MORTGAGE SERVICE COMPANY ASSOCIATES, INC., a corporation organized and existing under the laws of the State of Pennsylvania, whose address is 7320 Old York Road, Philadelphia, Pennsylvania 19126 (herein "Lender").

BORROWER, in consideration of the indebtedness herein recited and the trust herein created, irrevocably grants and conveys to Trustee, in trust, with power of sale, the following described property located in the County of Frederick, State of Maryland: MAY -5-81 B 229689 *** 16.00

All that tract or parcel of land situated in the Village of Mount Pleasant, Frederick County, Maryland, and BEGINNING at the Northeast corner of the property hereby intended to be conveyed at a point on the South side of the Liberty Road in Mount Pleasant, and at the end of the third line of the property (of which this conveyance is a part) described in a deed from Philip Deitrick and wife to Jacob Riddlemoser, dated November 10, 1843, and recorded in Liber H.S. No. 21, folio 147, one of the Land Records of Frederick County, Maryland, and running thence by and with the South side of said Liberty Road and the closing line of said deed (1) W. 177.5 feet, thence by and with the fence dividing this conveyance from the property on the West, (2) S. 3° W. 99 feet to the North side of the Old Annapolis Road and the second line of the last mentioned deed, thence by and with the North side of the Old Annapolis Road, (3) S. 83° E. 173.5 feet to the end of the second line of said deed, thence by and with the third line of said deed (4) N. 5° E. 120.5 feet to the place of beginning, containing seventy (70) square perches of land, more or less.

MAY 10-81 A 222598 *** 16.00

THIS INSTRUMENT IS BEING RE-RECORDED TO CORRECT ERRORS IN DATING.

which has the address of... 9823 Liberty Road... Mount Pleasant...
 (Street) (City)
Maryland 21701... (herein "Property Address");
 (State and Zip Code) MAY 12-81 B 224721 *** 16.00

TOGETHER with all the improvements now or hereafter erected on the property, and all easements, rights, appurtenances, rents (subject however to the rights and authorities given herein to Lender to collect and apply such rents), royalties, mineral, oil and gas rights and profits, water, water rights, and water stock, and all fixtures now or hereafter attached to the property, all of which, including replacements and additions thereto, shall be deemed to be and remain a part of the property covered by this Deed of Trust; and all of the foregoing, together with said property (or the leasehold estate if this Deed of Trust is on a leasehold) are herein referred to as the "Property";

To SECURE to Lender (a) the repayment of the indebtedness evidenced by Borrower's note dated March 6, 1981... (herein "Note"), in the principal sum of Forty-Four Thousand and no/100ths... Dollars, with interest thereon, providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on... April 1, 2011...; the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Deed of Trust; and the performance of the covenants and agreements of Borrower herein contained; and (b) the repayment of any future advances, with interest thereon, made to Borrower by Lender pursuant to paragraph 21 hereof (herein "Future Advances").

Borrower covenants that Borrower is lawfully seised of the estate hereby conveyed and has the right to grant and convey the Property, that the Property is unencumbered, and that Borrower will warrant and defend generally the title to the Property against all claims and demands, subject to any declarations, easements or restrictions listed in a schedule of exceptions to coverage in any title insurance policy insuring Lender's interest in the Property.